



Places Associates, Inc.

Planning, Landscape Architecture, Civil Engineering and Surveying
Certified WBE

August 29, 2016 (updated items in **bold**)

Boxborough Planning Board
29 Middle Road,
Boxborough Ma 01719

Re: Site Plan Review
1034 Massachusetts Avenue
Project No. 5185

Dear Board Members:

This office has reviewed the submission for the above referenced project. The following items were received:

1. Site Plan Approval Application dated 3-15-16.
2. Memo requesting waivers from Lawn Barber Inc. dated February 24, 2016.
3. Memo from Robert Smith Jr. dated September 28, 2015.
4. Site Plan prepared by Alden Landscape Design dated August 10, 2015.
5. A copy of Building Permit BP-2015-0130.
6. Plans for a freestanding building by Engineering Services & Products Co.

These items have been reviewed for compliance with the *Town of Boxborough Site Plan Approval Rules and Regulations (2011)* and standard engineering practices. Please note this office has not reviewed any previous Site Plan Approvals for the property as a part of this application.

Since the initial comments we have received a plan by Stamski and McNary dated May 23, 2016 and most recently revised August 22, 2016 and further. Many of our comments have been addressed but the main concern is the on-going maintenance that will be required for this site, given their track record of maintenance (or not) for the erosion control. We have made recommendations for reporting, reserving the right for on-site inspections identified in comment 10.

At this time we have the following comments and concerns:

1. The applicant has requested a number of waivers. Section 1.4 states:
A waiver of strict compliance from these Rules and Regulations may be granted if the Board determines that such a waiver is in the public interest and not inconsistent with the intent and purpose of these Rules and Regulations and the Boxborough Zoning Bylaw. All requests for waivers shall be submitted in writing with the site plan application. All requests shall identify the provision or provisions of the regulations from which relief is sought. The request shall also include a statement explaining why the applicant thinks that granting a waiver would be in the public interest and not inconsistent with the purpose and intent of these Rules and Regulations and the Zoning Bylaw. **No update received.**
2. **Addressed with new plan.**
3. **It is noted that the buildings shown on the plan do not meet the required setbacks for principal buildings (office or garage building) or accessory building (shed). It is**

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recommended that a note be added to the plan to document the non-conforming status with construction dates or variances to setbacks, as applicable.

4. **Addressed.**
5. "Proposed Plantings" shown adjacent to Mass Ave parking spaces may not be sufficient to provide any screening, depending on variety of arborvitae and evergreens. Arborvitae are subject to damage from plowed snow, wind and deer. Additional information should be provided.
6. Plan shows information on the site size, application was not updated.
7. The spaces have been adjusted to avoid the existing utility pole. However it is recommended that the pole be made more visible (i.e. orange paint or reflectors) as it could still be an impediment to an exiting vehicle.
8. **Addressed.**
9. Section 4.4 Landscaping and Buffers –Board to make determination as to whether it is sufficient where site is pre-existing.
10. A Stormwater O&M plan has been submitted as well as other erosion control items addressed on the plans. The O&M plan is in conflict with the letter which recommends daily sweeping to control the dust. It is recommended that the proponent provide maintenance reports regarding both stormwater management and the maintenance of the process water and dust control to the town on a monthly basis. This reporting should be updated in methods and frequency of maintenance based on the performance of the proposed erosion control measures (i.e. perhaps a longer interval in winter, or more frequent during their peak season.) It is also recommended that the Board reserve the right for the Building Commissioner, Planner or appointed agent to inspect the site for compliance with the updated O &M plan.
11. The applicant has not addressed Section 4.11 Pollution and Hazardous Materials. **Comment unchanged. It is unclear as to whether any automotive maintenance occurs within the garage and whether there are any automotive fluids, parts washers or petroleum based materials (in addition to the fuel tank) are located on site.**
12. The applicant should provide a copy of the approvals obtained when the oil storage tanks were installed for the file. **Comment Remains**
13. The applicant has not addressed Section 4.14 in regards to noise generation. **Comment Remains.**

The following comments are in response to the site plan submitted July 14, 2016:

14. The sand pile adjacent to the main entrance should have erosion control measures in place to prevent sediment from entering Massachusetts Avenue. **Addressed with daily sweeping**
15. **Addressed.** It is noted that the proposed 315 grade is not compatible with the grades for a driveway. Given the heavy truck traffic over the new septic area, consideration should be given to extra protection of the system (i.e. heavy duty components, geotextile).
16. An erosion control plan should be required during the installation of the new septic system including the installation of silt sacks or equivalent in the existing Mass. Ave catchbasins. **The site plan shows erosion control but is insufficient and should show erosion control along Mass Ave as well as addressing the temporary impacts to the site including site access, stockpiles at a minimum.**
17. June 23, 2016, the new OSHA regulations regarding the protection of workers from silica dust became effective. The operators can either use respirators or water to minimize dust. If water is the primary means of dust control, it is recommended that an Operations and Maintenance Plan (O&M) be prepared to address the on-going potential for silt laden runoff from leaving the site. **This is partially addressed however it is highly dependent on on-going maintenance which has not been a priority in the past – see comment 10.**

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18. The site currently does not have any Stormwater controls on the site and has shown that historically that any preventative measures for silt laden runoff have not been maintained (as evidenced by the wetlands sedimentation). It is recommended that a Stormwater Management plan be implemented to the extent practicable to address the water quality issues for this site. Most important to the Stormwater is the O&M. The Board may want to consider requiring monitoring reports given the recent history sediment being washed off site. **Addressed – see comment 10.**
19. It is recommended that the proponent address any other permits that may be required including:
20. **The handicap parking space is located within the fenced area and would not be available if the gate is closed. As our office noted sales occurring on the site (whether retail or wholesale), the handicap spaces are required by code to be the closest accessible entrance.**

This office recommends that the proponent address the previous and current comments for the Boards review and to clearly document the current site conditions.

Please contact this office should you have any questions regarding this review or the project in general.

Thank you.

Very truly yours,
Places Associates, Inc.

BY:



Susan E. Carter, P.E. LEED AP
Director of Engineering, President

- a. MassDOT Access permit (modification of the existing curb cut),
- b. NPDES Multi-Sector General Permit (SIC codes 1411, dimensional stone or 3281 Cut Stone and Stone Products).
- c. The applicant should address whether the water used to control stone cutting dust is industrial process water. If it is determined to be industrial process water additional State and local regulations may apply.
- d. Given the industrial use, are floor drains required or provided?

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